

# ACCESSABILITY GUIDELINES FOR SITE DEVELOPMENT



TOWN OF GREECE  
September, 2019

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**1) Purpose:** The purpose of these guidelines is to establish a consistent standard for accessible design and the installation of accessible amenities for development in the Town of Greece. Accessible amenities associated with development should be designed in accordance with the guidelines, as required by the New York State Uniform Fire Prevention and Building Codes and ICC A117.1-2009: Accessible and Usable Buildings Facilities, as currently in effect and hereafter amended from time to time. The requirements to provide accessible amenities shall be subject to site plan or minor improvement plan approval by the Planning Board. **These guidelines do not represent all of the requirements related to accessibility, but rather serve as an informational guide to businesses, property owners, and design professionals. At any time during the design or construction process, please contact the Town's Technical Services' Department at 585-723-2386 to answer site-specific questions and/or to provide any other assistance.**

## **2) Definitions**

- a) Accessible: A site, building, facility or portion thereof that complies with Chapter 11 of the Uniform Code.
- b) Accessible Means of Egress: A continuous and unobstructed way of egress travel from any accessible point in a building or facility to a public way.
- c) Accessible Route: A continuous, unobstructed path that complies with Chapter 11 of the Uniform Code.
- d) Administrative authority: A jurisdictional body that adopts or enforces regulations and standards for the design, construction, or operation of buildings and facilities.
- e) Characters: Letters, numbers, punctuation marks, and typographic symbols.
- f) Circulation Path: An exterior or interior way of passage from one place to another for pedestrians.
- g) Code Enforcement Officer: Hereafter referred to as the "Building Inspector" and used interchangeably herein as "Code Enforcement Officer", including his/her designees.
- h) Counter Slope: Any slope opposing the running slope of a curb ramp.
- i) Cross Slope: The slope that is perpendicular to the direction of travel (see running slope).
- j) Curb Ramp: A short ramp cutting through a curb or built up to it.
- k) Detectable Warning: A standardized surface feature built in or applied to walking surfaces or other elements to warn visually impaired persons of hazards on a circulation path.
- l) Dwelling Unit: A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.
- m) Element: An architectural or mechanical component of a building, facility, space, or site.
- n) Facility: All or any portion of a building, structure, site improvements, elements, and pedestrian routes or vehicular ways located on a site.
- o) Habitable: A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.
- p) Marked Crossing: A crosswalk or other identified path intended for pedestrian use in crossing a vehicular way.
- q) Pictogram: A pictorial symbol that represents activities, facilities, or concepts.
- r) Public Entrance: An entrance that is not a service entrance or a restricted entrance.
- s) Public-Use Areas: Interior or exterior rooms or spaces that are made available to the general public.
- t) Ramp: A walking surface that has a running slope steeper than 1:20.
- u) Restricted Entrance: An entrance that is made available for common use on a controlled basis, but not public use, and that is not a service entrance.
- v) Running Slope: The slope that is parallel to the direction of travel (see cross slope).

- w) Service Entrance: An entrance intended primarily for delivery of goods or services.
- x) Sign: An architectural element composed of displayed textual, symbolic, tactile, or pictorial information.
- y) Site: A parcel of land bounded by a lot or designated portion of a public right-of-way.
- z) Standard: The ICC A117.1-2009, as amended from time to time.
- aa) Transfer Device: Equipment designed to facilitate the transfer of a person from a wheelchair or other mobility aide to and from an amusement ride seat.
- bb) Uniform Code: The New York State Uniform Fire Prevention and Building Codes, as amended from time to time.
- cc) Vehicular Way: A route provided for vehicular traffic.
- dd) Walk: An exterior pathway with a prepared surface for pedestrian use.
- ee) Wheelchair Space: A space for a single wheelchair and its occupant.
- ff) Wheel Chair Space Locations: A space for a minimum of a single wheelchair and the associated companion seating. Wheelchair space locations can contain multiple wheelchair spaces and associated companion seating.

### **3) General Application and Administration**

- a) Applicability: Sites, facilities, buildings, and elements required to be accessible shall comply with the applicable provisions of Chapter 3 through 9 and Chapter 11 of the ICC A117.1-2009 standard and Chapter 11 of the Uniform Code.
- b) Compliance Alternatives: Nothing in the ICC A117.1-2009 standard is intended to prevent the use of designs, products, or technologies as alternatives to those prescribed by this standard, provided they result in equivalent or greater accessibility and such equivalency is approved by the administrative authority adopting this standard.
- c) General: Where specific criteria of the ICC A117.1-2009 standard differ from the general criteria of the standard, the specific criteria shall apply.
- d) Dimensions: Dimensions that are not stated as "maximum" or "minimum" are absolute. All dimension are subjected to conventional industrial tolerances.
- e) Figures: Unless specifically stated, figures included are provided for informational purposes and only are not considered part of the guidelines/standard.
- f) Floor to Floor Surface: The terms floor or floor surface refer to the finish floor surface or ground surface, as applicable.
- g) Referenced Sections: Unless specifically specifically stated otherwise, a reference to another section or subsection within this standard includes all subsections of the reference section or subsection.
- h) The requirements to provide accessibility on a site will be determined on a case-by-case basis, depending on the existing and proposed building and site uses, in accordance with Chapter 11 of the Uniform Code.
- i) Applicants are encouraged to and shall communicate accessibility requirements to the their site design professional and the building construction design professional to coordinate and confirm construction plans and a site plan that comply with the accessibility requirements of the Uniform Code.
- j) The Applicant shall develop the site as it relates to accessibility, as required by the New York State Uniform Fire Prevention and Building Codes and subject to the approval of the Building Inspector.

#### **4) Site Plan or Minor Improvement Plan Notes**

- a) The following notes shall be provided on the Site Plan or Minor Improvement Plan, as it relates to accessibility:
  - I) The Applicant shall develop the Premises as it relates to accessibility, as required by the New York State Uniform Fire Prevention and Building Codes and subject to the approval of the Building Inspector.
  - II) The design professional acknowledges and certifies that the minor improvement plan or site plan provides the required accessibility in conformance with the New York State Uniform Fire Prevention and Building Codes.
  - III) The Applicant shall develop the Premises, both the interior of a building and exterior of a building, as it relates to accessibility in a single and consolidated manner, in accordance with the requirements of the New York State Uniform Fire Prevention and Building Codes.
  - IV) In the case where specific operators, tenants, and/or users of the building and/or site are unknown, the Applicant's design professional shall provide the required accessibility and certify that the accessible requirements comply with the New York State Uniform Fire Prevention and Building Codes.

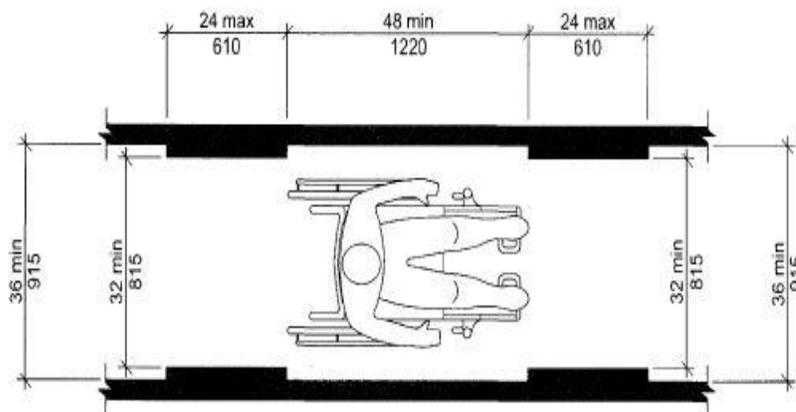
#### **5) Accessible Entrances**

- a) Public Entrances. In addition accessible entrances required by Sections 1105.1.1 through 1105.1.7 of the Uniform Code, at least 60 percent of a public entrances shall be accessible. Exceptions to this requirement are:
  - I) An accessible entrance is not required to areas not required to be accessible.
  - II) Loading and service entrances that are not the only entrance to a tenant space.
- b) Restricted Entrances. Where restricted entrances are provided to a building or facility, at least one (1) restricted entrances to the building or facility shall be accessible.
- c) Service Entrances. If a service entrance is the only entrance to a building or a tenant space in a facility, that entrance shall be accessible.
- d) Tenant Spaces. At least one (1) shall be provided to each tenant in a facility. Exceptions to this requirement are an accessible entrance is not required to self-service storage facilities that are not required to be accessible.

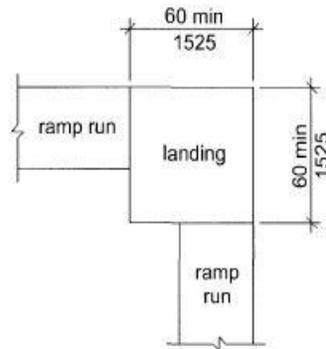
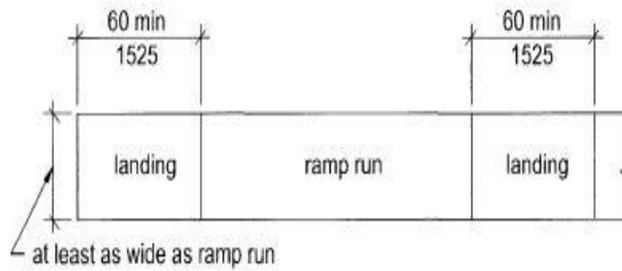
#### **6) Accessible Routes**

- a) Components. Accessible routes shall consist of one or more of the following components: walking-surfaces with a slope not steeper than 1:20, doors and doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with applicable portions of the Standard.
- b) Site Arrival Points. At least one (1) accessible route within the site shall be provide from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building-entrance served. Exception to these requirements are: Other than in buildings or facilities containing or serving Type B units, an accessible route shall not be required between the site arrival points and the building or facility entrance if the only means of access between them is vehicular way not providing for pedestrian access.
- c) Accessibility within a Site. At least one (1) accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that on the same site. Exempt from these requirements are:
  - I) An accessible route is no required between accessible buildings, accessible facilities, accessible elements and accessible spaces that have, as the only means of access between them, a vehicular way not providing for pedestrian access.
  - II) An accessible route to recreational facilities shall only be required to the extent specified in Section 1110 of the Uniform Code.

- d) Revolving Doors, Revolving Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.
- e) Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.
- f) Changes in Level. The vertical changes in level shall not exceed ¼ inches in heights and changes in level greater than ¼ inch in height and not more than ½ inch maximum in height shall be beveled with a slope not steeper than 1:2.
- g) Clear Width. The clear width of an accessible route shall be 36 inches (915mm) minimum.



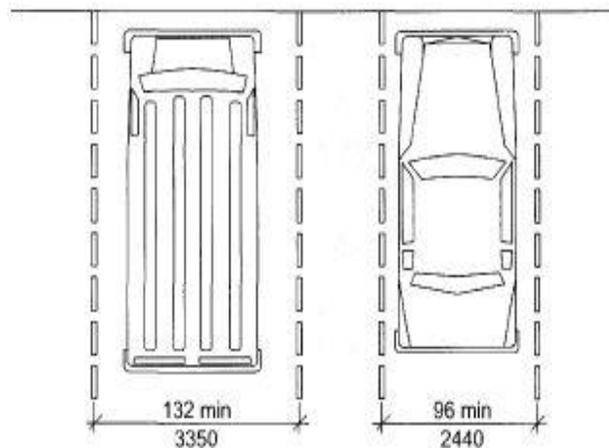
- h) Passing Space. An accessible route with a clear width less than 60 inches (5.0 feet) shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be either a 60-inch (5.0 feet) minimum by 60-inch (5.0 feet) minimum, or an intersection of two (2) walking surfaces that provide a T-shaped turning space complying with the Uniform Code.
- i) Doorway Width. Doorways shall have a clear opening width of 32 inches minimum. Clear opening width of doorways with swinging doors shall be measured between the face of door and stop, with door open 90 degrees. Opening more than 24 inches in depth at doors and doorways without doors shall provide a clear opening width of 36 inches minimum. There shall be no projections into the clear opening width lower than 34 inches above the floor. Projections into the clear opening width between 34 inches and 80 inches above the floor shall not exceed 4 inches.
- j) Door Thresholds. If provided, thresholds at doorways shall be ½ inch maximum in height. Raised thresholds and changes in level at doorways shall comply with Sections 302 and 303 of the Standard.
- k) Door Hardware. Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one (1) hand and does not require tight grasping, pinching, twisting of the wrist to operate. Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the floor. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.
- l) Ramp Slopes. Ramp runs shall have a running slope greater than 1:20 and not steeper than 1:12.
- m) Ramp Cross Slopes. Cross slope of ramp runs shall not be steeper than 1:18.
- n) Ramp Width. The clear width of a ramp run shall be 36 inches (3.0 feet) minimum. Handrails and handrail supports that are provided on the ramp run shall not project into the required clear width of the ramp run.
- o) Ramp Rise. The rise of any ramp run shall be 30 inches maximum.
- p) Landings. Ramps shall have landings at the bottom and top of each ramp run. The landing shall have a slope not greater than 1:48, the clear width shall be at least as wide as the widest ramp run leading to the landing, and shall have a clear length of 60 inches (5.0 feet) minimum.
- q) Change in Direction. Ramps that change direction at ramp landings shall be sized to provide a turning space that complies with Section of 304.3 of the Standard.



- r) Handrails. Ramp runs with a rise greater than 6 inches shall have handrails complying Section 505 of the Standard.

**7) General Site and Building Elements**

- a) Vehicle Space Size. Car parking spaces shall be 96 inches<sup>1</sup> (8.0 feet) minimum in width. Van parking spaces shall be 132 inches (11.0 feet) minimum in width.



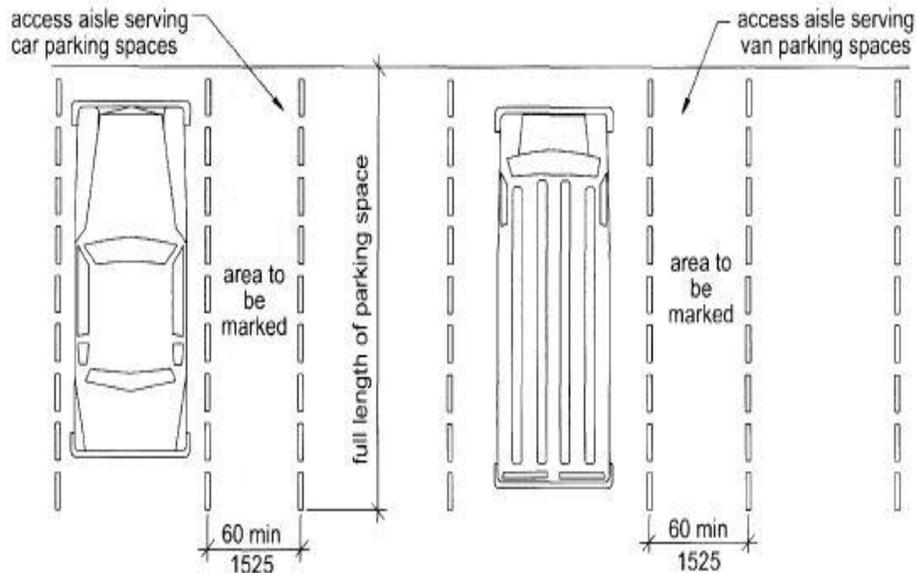
- b) Vehicle Space Marking. Car and van parking spaces shall be marked to define the width. Where parking spaces are marked with lines, the width measurements of parking spaces and adjacent access aisles shall be made from the centerline of the markings.
- c) Number of Parking Spaces. The number of accessible space shall be provided as follows:

<sup>1</sup> The Town of Greece’s Zoning Ordinance requires a minimum width of 108 inches (9.0 feet) for parking spaces.  
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TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over	20, plus one for each 100, or fraction thereof, over 1,000

d) Access Aisle. Car and van parking shall have an adjacent access complying with the following:

- I) Location. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle. Access aisles shall not overlap with the vehicular way. Parking spaces shall be permitted to have access aisles placed on either side of the car or van parking space. Van parking spaces that are angled shall have access aisles located on the passenger side of the parking space.
- II) Width. Access aisles serving car and van parking spaces shall be 60 inches (5.0 feet) minimum in width.
- III) Length. Access aisles shall extend the full length of the parking spaces they serve.
- IV) Marking. Access aisles shall be marked so as to discourage parking in them. Where access aisles are marked with lines, the width measurements of access aisles and adjacent parking spaces shall be made from the center line of the markings.

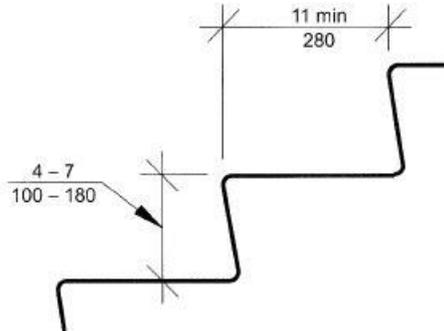


- V) Surface. Parking spaces and access aisles shall be stable, firm, and slip resistant and shall have a surface not steeper than 1:48. Access aisles shall be at the same level as the parking spaces they serve.
- VI) Identification. Where accessible parking spaces are required to be identified by signs, the signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible". Such signs shall be 60 inches (5.0 feet) minimum above the flood parking space, measured width of adjacent accessible routes.

VII) Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

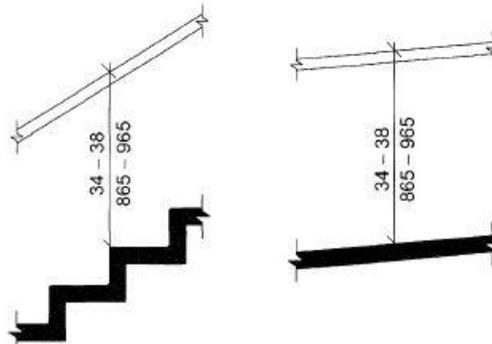
e) Stairways. Accessible stair shall comply with the following, including, but not limited to:

- I) Treads and Risers. All steps on a flight of stairs shall have uniform riser height and uniform tread depth. Risers shall be four (4) inches minimum and seven (7) inches maximum in height. Treads shall be 11 inches minimum in depth.
- II) Open Risers. Open risers shall not be permitted.
- III) Tread Slope. Stair treads shall have a slope not greater than 1:48.



f) Handrails. Accessible handrails shall comply with the following, including, but not limited to:

- I) Location. Handrails shall be provided on both sides of stairs and ramps.
- II) Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps shall be continuous between flight or runs.
- III) Height. Top of gripping surface of handrails shall be 34 inches minimum and 38 inches maximum vertically above stair nosings, ramp surfaces and walking surfaces. Handrails shall be at a consistent height above stair nosings, ramp surfaces and walking surfaces.



- IV) Clearance. Clearance between handrail gripping surface adjacent surfaces shall be 1½ inches minimum.
- V) Gripping Surface. Gripping surfaces shall be continuous, without interruption by newel posts, other construction elements, or obstructions.

## 8) Signage

a) Required accessible elements shall be identified by the International Symbol of Accessibility at the following locations:

- I) Accessible parking spaces required by Section 1106.1 of the Uniform Code. Exception to the is requirement: Where the total number of parking spaces provided is four (4) or less, identification of accessible parking spaces is not required.

- II) Accessible parking spaces required by Section 1106.2 of the Uniform Code. Exception to the requirement: In Group I-1, R-2,R-3, R-4 facilities, where parking spaces are assigned to specific dwelling units or sleeping units, identification of accessible parking spaces is not required.
  - III) Accessible passenger loading zones.
  - IV) Accessible entrances where not all entrances are accessible.
  - V) Accessible areas of refuge in accordance with Section 1009.9 of the Uniform Code.
  - VI) Exterior areas for assistance rescue in accordance with Section 1009.9 of the Uniform Code.
- b) Directional Signage. Directional signage indicated the route to the nearest like accessible element shall be provided at the following locations. These directional signs shall include the International Symbol of Accessibility and sign characters shall meet the visual character requirements in accordance with Standard.
- I) Inaccessible building entrances.

## **9) Maintenance and Enforcement**

- a) Maintenance of accessible amenities, as required by the Uniform Code, is the responsibility of the current property owner.
- b) The Uniform Code shall be administered and enforced by the Building Inspector, in conformance with Chapter 114 of The Code of the Town of Greece, as follows:
  - I) The Building Inspector shall enforce all provisions and sections of the Uniform Code.
  - II) Under the direction of the Building Inspector, the Fire Marshal shall be responsible for the enforcement of the Fire Code of New York State and other chapters applicable in the Uniform Code as deemed appropriate by the Code Enforcement Officer